

# Unit 4109 - La Perla

4109 - 16699 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10413263
Status:	Active
Size:	1,266 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	Ocean View,Other View,Water View
List Price:	\$1,249,000
List PPSF:	\$987
Valuated Price:	\$1,159,000
Valuated PPSF:	\$915

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

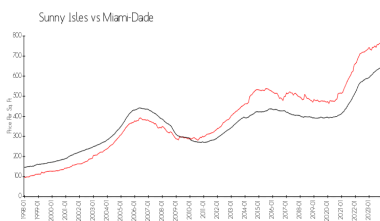
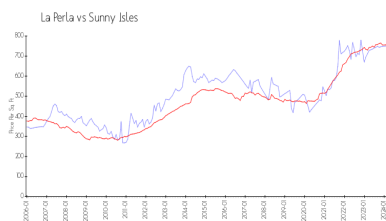
## Building Information

Number of units:	326
Number of active listings for rent:	46
Number of active listings for sale:	17
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	1,623 sq ft	Mar 2024	\$98,000	\$60
2907	1,423 sq ft	Jan 2024	\$100,000	\$70
3010	1,000 sq ft	Nov 2023	\$720,000	\$720
3008	1,423 sq ft	Oct 2023	\$960,000	\$675
1902	1,602 sq ft	Oct 2023	\$1,480,000	\$924

## Market Information



La Perla: \$754/sq. ft.  
Sunny Isles: \$743/sq. ft.

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Miami-Dade: \$698/sq. ft.

## Inventory for Sale

La Perla	5%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

La Perla	73 days
Sunny Isles	113 days
Miami-Dade	81 days

